







This end-terrace home on Fergus Avenue presents an exciting opportunity to modernise and create a space that's truly your own. Offering comfort, versatility, and plenty of potential, it's ideal for families, first-time buyers, and investors alike. Lorna MacDonald and RE/MAX Property are proud to bring to market this spacious three-bedroom property, featuring generously sized bedrooms and a welcoming layout.

Howden is within easy reach of the excellent amenities that Livingston has to offer. There are a few local shops, and The Centre and Livingston Designer Outlet are only a short distance away, offering a large range of high street shops, supermarkets and restaurants. Leisure amenities are all close at hand with multi-screen cinema and sports facilities available locally. Commuter links are good from this area, via Livingston North train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71 and M8 road networks, ideal for commuters. Local primary schools offer both nursery and primary education and afford good reputations, as do the local high schools.

#### **Front Approach**

The home enjoys a welcoming frontage with a low maintenance design, complemented by a single step leading to the front door. Convenient off street parking is available to the front of the property.

#### **Entrance Hallway**

The large inviting hallway is accessed through a partially glazed wooden door, allowing natural light to flow in, alongside the front facing window. The modern design begins with neutral walls and carpet flooring. A large cupboard offering ample storage space, with potential to be converted to a WC. The area is completed with a ceiling light, a smoke detector, a radiator, and a conveniently placed power point. Cupboard: 1.82m x 1.15 (5'11" x 3'09").

#### **Lounge**

11' 4" x 14' 7" (3.45m x 4.45m)

This spacious room features neutral walls and carpet flooring, creating a bright and inviting atmosphere. A large window to the rear allow natural light to pour in, complemented by a ceiling light for added illumination. A radiator provides warmth, while multiple power points ensure practicality and convenience.



### Dining Room

8' 11" x 11' 1" (2.71m x 3.39m)

This delightful dining room features papered walls and continued soft carpet flooring. Patio doors open to the rear garden, flooding the space with natural light and enhancing its bright, airy feel. Practical touches including a cupboard, ceiling light, radiator, and power points ensure both comfort and versatility, making this a truly adaptable room for everyday living or entertaining.

### Kitchen

8' 7" x 8' 10" (2.61m x 2.69m)

This well designed space features an array of wall and floor mounted units with wood frontages, beautifully complemented by sleek wood effect work surfaces and a tile splashback. The white walls and vinyl flooring create a cohesive aesthetic. Included in the sale are a four ring gas hob, and an inbuilt extractor hood, offering both convenience and functionality. There is also space for a washing machine undercounter. Natural light flows in through the front window, enhancing the bright and airy feel, while a ceiling light provides additional illumination. The stainless steel sink area features a drainer and two taps, with power points and a radiator ensuring practicality throughout.

### Stairs and Landing

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by neutral walls. This area offers a large half height cupboard and an additional full height cupboard, housing the combi boiler and providing storage space. Natural light fills the landing through a front facing window. Thoughtful finishing touches include a ceiling light, a smoke detector, and an attic hatch providing easy access to additional storage space.







### **Primary Bedroom**

8' 6" x 14' 8" (2.58m x 4.47m)

This charming room boasts beige painted walls, beautifully complemented by soft carpeted flooring. A rear facing window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. Two built in cupboards provide wardrobe and storage space, while a radiator ensures warmth and multiple power points add practicality.

### **Bedroom Two**

11' 1" x 9' 8" (3.38m x 2.95m)

This lovely room is finished with neutral painted walls and carpet flooring, creating a modern ambiance. A rear facing window fills the space with natural light, further enhanced by a ceiling light for a bright and airy feel. The room is equipped with power points and a radiator.

### **Bedroom Three**

7' 4" x 9' 4" (2.23m x 2.85m)

This well appointed third bedroom features painted walls and carpeted flooring. A rear facing window welcomes natural light, brightening the space. Additional features include power points and a ceiling light.

### **Shower Room**

6' 0" x 6' 4" (1.82m x 1.94m)

The bathroom is designed for functionality, featuring tile effect flooring with pink tiled walls. A front facing window fills the space with natural light, further enhanced by a ceiling light for added brightness. The suite includes a shower cubicle with electric shower overhead, a vanity unit with inbuilt sink and close coupled toilet. A chrome towel radiator ensures warmth and comfort, completing the space.

### **Rear Garden**

Bathed in sunshine, the south east facing rear garden combines a paved patio with a vibrant lawn, all securely enclosed by a new fence for enhanced privacy. A gated rear access and practical washing lines add everyday convenience, while the space itself is perfect for unwinding, hosting friends, or enjoying leisurely al fresco meals in a peaceful setting.



### Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### VIEWING

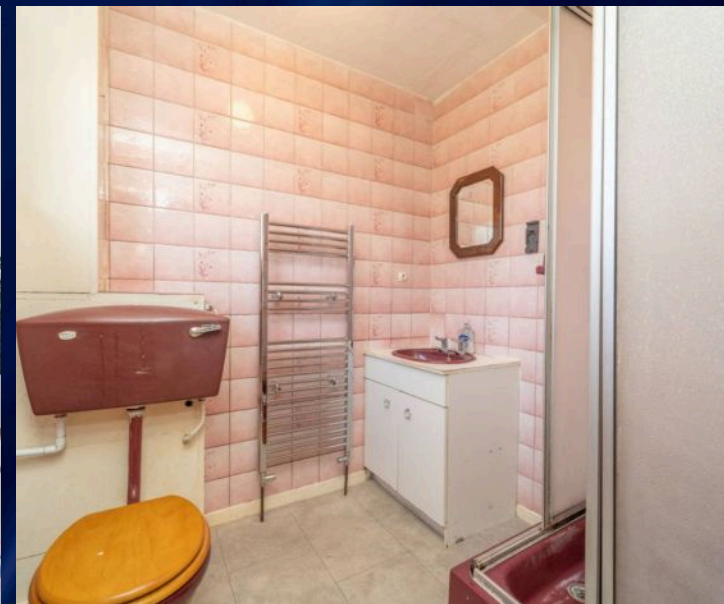
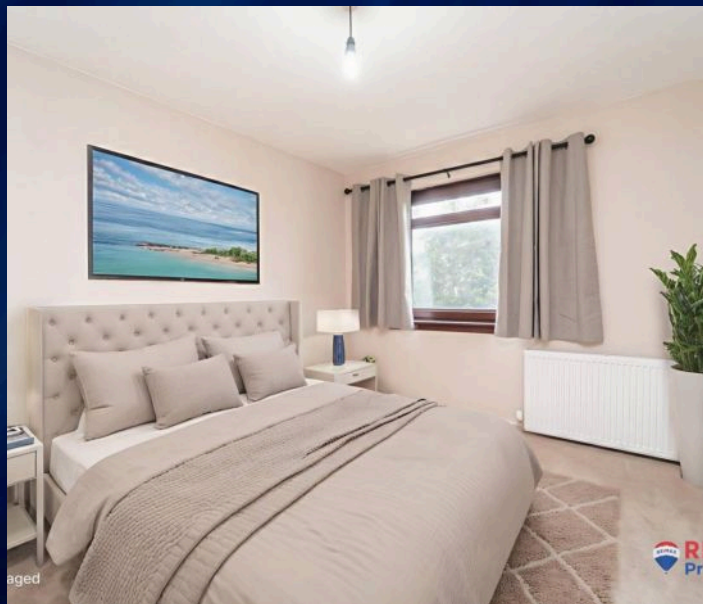
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

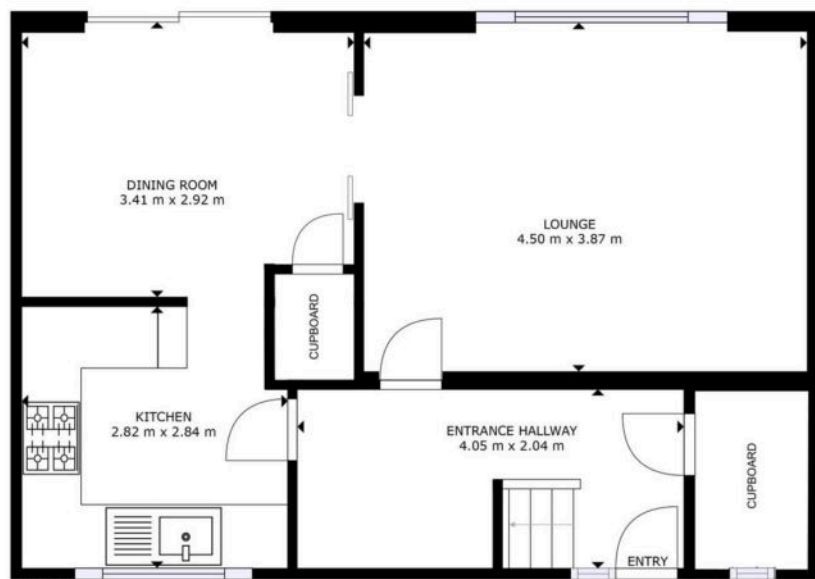
### OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

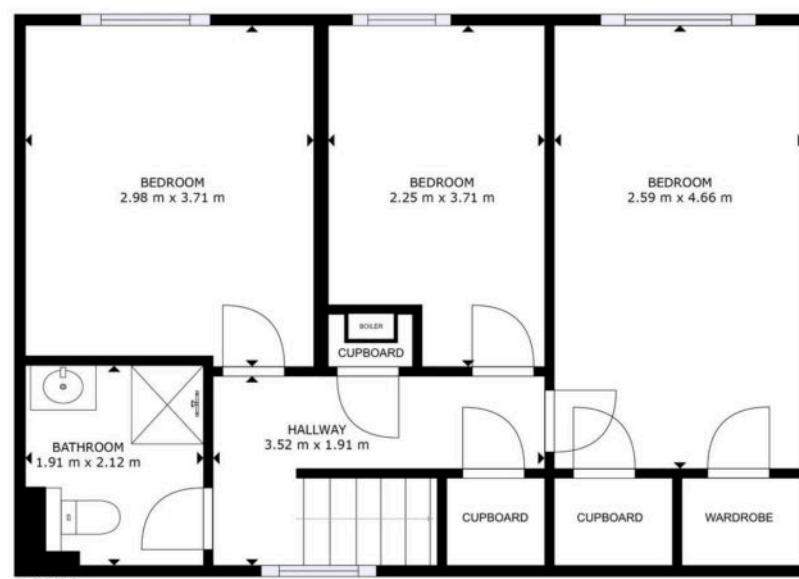
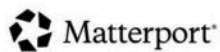




FLOOR 1



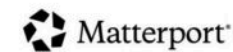
GROSS INTERNAL AREA  
FLOOR 1: 81 m<sup>2</sup>/FLOOR 2: 43 m<sup>2</sup>  
TOTAL: 124 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 81 m<sup>2</sup>/FLOOR 2: 43 m<sup>2</sup>  
TOTAL: 124 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.